083.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,400 /	778,400
					USE VALUE:	778,400 /	778,400
					ASSESSED:	778,400 /	778,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANKS MICHAEL R	
Owner 2:	BANKS CHERYL M	
Owner 3:		
Street 1:	75 ALPINE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CASEY CAROL A -
Owner 2:	CLARKIN MARY T -
Street 1:	75 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5412.000	368,100	2,600	407,700	778,400
Total Card	0.124	368,100	2,600	407,700	778,400
Total Parcel	0.124	368,100	2,600	407,700	778,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.06 /Parcel: 363.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52089

GIS Ref

GIS Ref

Insp Date 10/19/18

!6777!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	368,100	2600	5,412.	407,700	778,400		Year end	12/23/2021
2021	101	FV	356,800	2600	5,412.	407,700	767,100		Year End Roll	12/10/2020
2020	101	FV	356,800	2600	5,412.	407,700	767,100	767,100	Year End Roll	12/18/2019
2019	101	FV	277,100	2600	5,412.	401,800	681,500	681,500	Year End Roll	1/3/2019
2018	101	FV	277,100	2600	5,412.	308,700	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	277,100	2600	5,412.	291,200	570,900	570,900	Year End Roll	1/3/2017
2016	101	FV	277,100	2600	5,412.	267,900	547,600	547,600	Year End	1/4/2016
2015	101	FV	261,500	2600	5,412.	250,400	514,500	514,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:28:41

LAST REV

Date	Time
02/25/20	14:37:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6777

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY CAROL A	1301-62		5/31/2005	Change>Sale	400,000	No	No		
	897-87		10/1/1977		43,000	No	No		Y

USER DEFINED

Prior Id # 1:	52089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2019	1314	Porch	18,000	C				
8/2/2019	1178	Siding	18,000	C				
11/22/2005	1087	Addition	139,010	C		G7	GR FY07	14X26 2 STRY RR AD

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	336	PATRIOT
1/14/2000	Meas/Inspect	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5412		Sq. Ft.	Site		0	70.	1.08	6									407,651						407,700	

Total AC/HA:	0.12424	Total SF/SM:	5412	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,651	Spl Credit		Total:	407,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13973880
Const Adj.:	0.99841499
Adj $ / SQ:	147.931
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452269
Depreciation:	84122
Depreciated Total:	368147

COMMENTS

OF = SINKIN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB 1

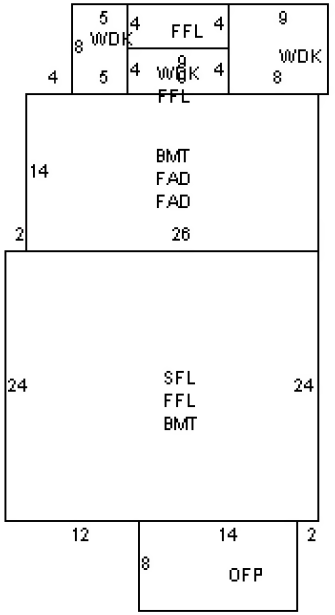
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.93
Special Features:	0	Val/Su Net:	107.01
Final Total:	368100	Val/Su SzAd	171.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,036	44.380	45,977
FFL	First Floor	744	147.930	110,061
FAD	Addition	728	147.930	107,694
SFL	Second Floor	672	147.930	99,410
WDK	Deck	148	12.740	1,885
OFP	Open Porch	112	31.180	3,492

Net Sketched Area:	3,440			Total:	368,519
Size Ad	2144	Gross Area	3440	FinArea	2144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1928	23.92	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:	Total: 2,600